



## Land Use Committee Agenda

### City of Newton In City Council

Tuesday, April 25, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, April 25, 2023 at 7:00 pm that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://us02web.zoom.us/j/86879502051> or call 1-646-558-8656 and use the following Meeting ID: [868 7950 2051](https://us02web.zoom.us/j/86879502051)

\*Submitted documents for each petition can be viewed via the digital hyperlink following the item below\*

#130-23

**Request to allow a free-standing sign at 1010 Chestnut Street**

ROSTRUM N. NAZAR, BEST PRICE SIGNS & PRINTING petition for SPECIAL PERMIT/SITE PLAN APPROVAL to replace an unpermitted free-standing sign with a 24 square foot free-standing sign in the same approximate location at 1010 Chestnut Street, Newton Upper Falls, Ward 5, on land known as Section 51 Block 04 Lot 03, containing approximately 6,754 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4, 5.2.13.A, 5.2.13.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[1010 Chestnut St - Petition Documents](#)

**Note:**

*The Committee will review a request for a consistency ruling for 424-432 Cherry Street. The petitioner is seeking a consistency ruling from the Commissioner of Inspectional Services to increase the height of the proposed multifamily building. The Commissioner is seeking the opinion of the Land Use Committee on the matter.*

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The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

**#113-23 Request to add 40 patio seats and to remove six parking stalls, and to amend Special Permit #501-94(2) at 344-346 Elliot Street**

SEANA GAHERIN AND ROBERT DUNN, TRUSTEES OF D&G REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the prior Special Permit with site plan modifications to remove six parking stalls to be used for outdoor dining seats and to waive 20 parking stalls at 344-346 Elliot Street, Ward 5, Newton Upper Falls, on land known as Section 51 Block 41 Lot 10, containing approximately 9,676 sq. ft. of land in a district zoned BUSINESS 1. Ref: Sec. 7.3.3, 7.4, 5.1.4, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[344 Elliot St - Petition Documents](#)

**#112-23 Request to further increase nonconforming FAR, to allow an accessory building with a footprint exceeding 700 square feet, and for a dormer within three feet of the intersecting wall at 20 Norwood Avenue**

PAUL WONG petition for SPECIAL PERMIT/SITE PLAN APPROVAL requesting to further extend nonconforming FAR; to allow an oversized detached accessory apartment and to allow a dormer within three feet of the intersection of the roof and main building wall at 20 Norwood Avenue, Ward 6, Newton Centre, on land known as Section 62 Block 10 Lot 06, containing approximately 11,689 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, 6.7.1.E.2, 1.5.4.G.2.c of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[20 Norwood Ave - Petition Documents](#)

**#111-23 Request to allow four single-family attached dwellings in two buildings, to waive certain dimensional requirements and one parking stall at 77 Hartford Street**

ADELINE ELMEUS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow an additional unit within the existing dwelling, to allow attached single-family dwellings; to reduce the required lot area per unit; to reduce the minimum front setback; to reduce the minimum side setback; to reduce the minimum rear setback; to exceed 36 feet in height; to allow three stories; to waive one parking stall and to allow a driveway within 10 feet of the side lot line and parking within 20 feet of the side lot line at 77 Hartford Street, Ward 6, Newton Highlands, on land known as Section 52 Block 43 Lot 5A, containing approximately 15,950 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 3.4.2, 5.1.4, 5.1.13, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

[77 Hartford St - Petition Documents](#)

Respectfully Submitted,

Richard A. Lipof, Chair